

UTAH APPRAISER LICENSING AND CERTIFICATION BOARD
HEBER M WELLS BUILDING
Room 210
9:00 a.m.
April 24, 2019
PHONE

DRAFT

MINUTES

DIVISION STAFF PRESENT:

Jonathan Stewart, Division Director
Mark Fagergren, Education and Licensing Director
Kadee Wright, Chief Investigator
Justin Barney, Hearing Officer
Chad Tengler, Real Estate Analyst
Elizabeth Harris, Assistant Attorney General
Stephen Gillies, Assistant Attorney General
Mary Martinez, Board Secretary
Kendelle Christiansen, Licensing Specialist
Craig Livingston, Investigator

BOARD MEMBERS PRESENT:

John Ulibari, Chair
Jeffrey T. Morley, Vice Chair
Jim Bringhurst, Board Member
Keven Ewell, Board Member
Richard Sloan, Board Member

PUBLIC MEMBERS PRESENT:

No public

The April 24, 2019, meeting of the Appraiser Licensing and Certification Board began at 9:02 a.m. with Chair John Ulibari conducting.

PLANNING AND ADMINISTRATIVE MATTERS

Approval of Minutes –

A motion was made and seconded to approve the March 27, 2019 minutes as amended. Vote: Chair Ulibari, yes; Vice Chair Morley, yes; Board Member Sloan, Board Member Bringhurst, yes; Board Member Ewell, yes. The motion passes.

Public Comment Period –

No public Comment

DIVISION REPORTS

DIRECTOR'S REPORT – Jonathan Stewart

Director Stewart followed up on the preliminary SubCommittee Report. The Division sent in a response. The Division has received our final report. Director Stewart expressed his frustration over the two areas in which the SubCommittee found the Division out of compliance.

- On the Appraisal side, the Division failed to upload one stipulation order to the National Registry.
- On prior reports the Division has never had an issue in this area.
- The Appraiser Management Company side, the Division was found out of compliance for a minor statutory provision that was not in compliance with their minimum standards.
 - Director Stewart finds issue with this because the Sub Committee admitted they were at fault for not providing the Division with the statutory amendment.

The letter Director Stewart sent to the Sub Committee is on their Web site for people to view. It states the reasons for the Director's frustration. He is not aware if there is an appeal process or not. The Board suggested the director write another letter and they would add their signatures.

ENFORCEMENT REPORT – Kadee Wright

Ms. Wright reported in March the Division received 2 complaints; closed 0 cases; leaving 32 appraisal cases open with the Division. There are a total of 3 cases pending with the AG's office.

Ms. Wright had no stipulations to present for the Board's consideration.

EDUCATION AND LICENSING REPORT – Mark Fagergren

Mr. Fagergren advised that the Caravan outreach has been a good opportunity to communicate with all three industries in various locations throughout the state. The Division wants the industries to know what is happening with their sister jurisdictions.

Mr. Fagergren reported that the Appraisal Foundation is proceeding with practical applications of Real Estate appraiser courses called PAREA. There are no practical courses on the horizon for commercial as of yet. PAREA will change the model for appraiser experience that has been a standard since 1990.

- PAREA should be in place within the next year for residential courses.
- It is proposed; licensed appraisers can take the course modules and use this for up to 75% of required experience.
- This could have an impact in Utah. These courses are approved nationally and appraisers would only need to complete an additional 250 hours of experience.
- One argument against this proposal is the fact the appraisers would qualify for licensure with very little real world appraisal experience.
- How are regulatory agencies going to determine if appraisers who take the course are qualified?

Mr. Fagergren reported there were four candidates approved by both the education and experience review committees for exams.

- Shantell Brown, approved to sit for the licensed appraiser exam.
- Jerica Valdez, approved to sit for the licensed appraiser exam.
- Steven L. Kinsey; Certified General candidate, recommended to sit for exam.
- Kenneth Rawlings; Certified Residential candidate, recommended to sit for exam.

'Yes' answers approved by Division Representative.

- Zackary Ward – Trainee. In 2014 was charged with consumption of alcohol by a minor, entered a plea in Abeyance. His application has been approved.

An application for James L. Tippetts came in prior to the meeting. Mr. Fagergren presented the case to the board,

BOARD AND INDUSTRY ISSUES—Justin Barney

Mr. Barney advised he did not have the proposed language. No other issues were brought to the boards' attention.

CLOSED TO PUBLIC

An Executive Session was held.

OPEN TO PUBLIC

The Board met in Executive Session to review Mr. Tippetts' license. The board has granted James L. Tippetts' application for renewal.

A motion was made and seconded to adjourn the meeting. Vote: Chair Ulibari, yes; Vice Chair Morley, yes; Board Member Sloan, yes; Board Member Ewell, yes. The motion passes. The meeting adjourned at approximately 9:29 am.